




EDWARDS
ESTABLISHED 2007

**16 WARWICK ROAD
STRATFORD-UPON-AVON CV37 6YW**

FOR STARTERS



OFFERS IN EXCESS OF
£435,000

MAIN COURSE

A Stunning Duplex Apartment in the Heart of Town

This beautifully finished two-bedroom, two-bathroom duplex apartment offers an exceptional standard of living, combining elegant interiors with luxury amenities. Spanning approximately 1,300 sq. ft., this home boasts high ceilings, stylish finishes, and generous living space, all within a sought-after town centre location. With the added benefits of an allocated parking space, a communal gym, and a swimming pool, this is a rare opportunity to enjoy both convenience and comfort in a prestigious setting.

Entering through a secure communal front door, the private entrance hall sets the tone for the home, offering a large storage cupboard and a striking circular staircase leading to the lower level. A cloakroom with a WC and washbasin completes this welcoming space.

The sitting room is a standout feature, with its impressive high ceilings, a large bay window that fills the room with natural light, and a stone fireplace with an electric fire flanked by fitted cupboards. Double doors lead seamlessly into the dining room, which includes a fitted units and desk, making it a versatile space for both entertaining and home working. The kitchen is well-appointed with granite worktops, a built-in oven, grill, and microwave, a gas hob with an extractor hood, and space for a washing machine and dishwasher.

The main bedroom, located on this level, benefits from direct access to a private decked terrace and features an extensive range of fitted wardrobes. The luxury en suite includes a shower cubicle, WC, washbasin, and a chrome heated towel rail, all set against fully tiled walls.

Descending via the circular staircase, the lower ground floor provides a tranquil retreat. The second bedroom is a spacious sanctuary, complete with fitted wardrobes, a dressing table, and additional storage. The luxury bathroom boasts a double-ended oval bath with central freestanding taps, a large walk-in shower with



a rainfall shower head, and stylish finishes throughout. A dedicated study, fitted with a desk, cupboards, and shelving, adds to the versatility of the apartment, making it ideal for those who need a private workspace.

Additional features include an allocated parking space, providing convenience in this central location. Residents benefit from lift access to the communal swimming pool and gym, offering excellent leisure facilities within the development. A secure entry system ensures privacy and peace of mind, while the property also comes with a 104-year lease remaining, adding to its long-term appeal.

With its generous space, high-quality finishes, and exclusive resident amenities, this duplex apartment offers a superb lifestyle in the heart of town. Whether you're looking for a sophisticated home or a luxurious lock-up-and-leave property, this is a rare opportunity to secure a beautifully presented residence in a prestigious development.



KEY INGREDIENTS



Tenure
Leasehold - Share
of Freehold



Council Tax
Band - F



EPC
Band - C



West Facing Terrace



Mains Services
Gas, Electric, Water

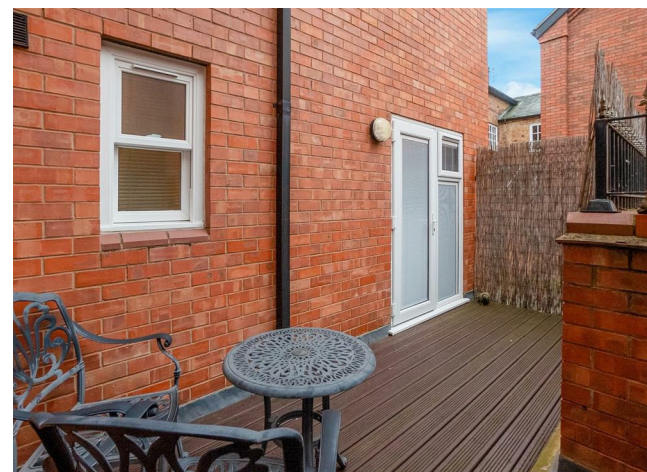


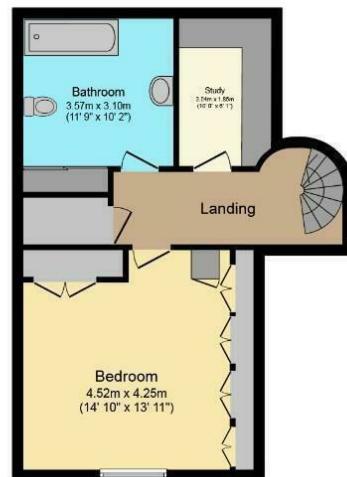
Heating System
Gas Central Heating



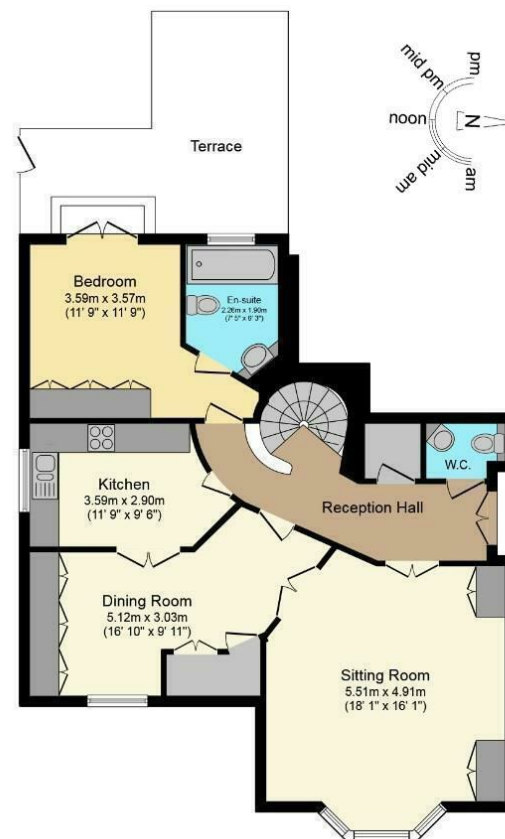
St Gregory's Primary
School

WHY NOT TAKE
A LOOK INSIDE?
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Lower Ground Floor



Ground Floor

Total floor area 133.6 sq.m. (1,439 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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